HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr & Mrs R Wileman
14 Hanson Road
Hinckley
Leicestershire
LE10 1LL

Name and Address of Agent (if any)
The Burton Emery Partnership Ltd
83A Mount Road
Hinckley
Leicestershire
LE10 1AE

Part I - Particulars of Application

Date of Application	**Application No.**
9 January 2008	08/00018/FUL

Particulars and location of development :

ERECTION OF THREE DWELLINGS AND ASSOCIATED GARAGES

Land Adjacent 142 Kirkby Road Barwell Leicestershire

Part II - Particulars of decision

SUMMARY OF DECISION - The proposal is in conformity with Policies BE1, RES5, REC3, NE14 and T5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. This permission relates to the application as revised by amended plan 3831-1 B received by the Local Planning Authority on 23.01.08.

3. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

4. The proposed driveways shall be hard surfaced before the dwellings to which they relate are first occupied.

5. Before the first occupation of the dwellings hereby permitted 2.0 metre x 2.0 metre pedestrian visibility splays shall be provided on the highway boundary on both sides of each access with nothing within those spays higher than 0.6 metres above ground level, and shall be so maintained at all times thereafter.

6. Car parking shown within the curtilage of each dwelling, including any garage space shall be provided before first occupation of that corresponding unit and shall thereafter permanently remain available for such use.

7. No development shall commence on site until such time as the existing and proposed ground levels of the site, and proposed finished floor levels have been submitted to and agreed in writing by the Local Planning Authority. The approved proposed ground levels and finished floor levels shall then be implemented in accordance with the approved details.

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IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

8. The development herby permitted shall not commence until drainage plans for the dispersal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) development within Schedule 2, Part 1 Classes A, B, C, D and E shall not be carried out unless planning permission for such development has first been granted by the Local Planning Authority.

10. The window to be inserted in the first floor side elevations of the proposed dwellings shall be obscure glazed and retained as such at all times thereafter.

The reasons for the conditions are :-

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. For the avoidance of doubt.

3. To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

4. To reduce the possibility of deleterious material being deposited in the highway (loose stones etc) and causing a danger to users of the highway in accordance with policy T5 of the adopted Hinckley and Bosworth Local Plan.

5. To ensure that an adequate line of vision is available in the interests of road safety to accord with policy T5 of the Hinckley and Bosworth Local Plan.

6. To ensure that adequate off-street parking facilities are available to accord with policy T5 of the adopted Hinckley & Bosworth Local Plan.

7. To safeguard amenities of neighbouring properties to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

8. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of exacerbating a flooding problem and to minimise the risk of pollution in accordance with policy NE14 of the adopted Hinckley and Bosworth Local Plan.

9. To safeguard amenities of neighbouring properties to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

10. To safeguard amenities of neighbouring properties to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

NOTES TO APPLICANT :-

1. Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2. This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

4. All works within the limits of the Highway with regard to the accesses shall be carried out to the satisfaction of the Southern Area Manager - (telephone 01455 287202)

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5. The sum of £5,160 has been paid by the applicant as a contribution towards off-site public open space, in respect of the development hereby approved.

6. The suitability of ground strata for soakaway drainage should be ascertained by means of the test in the BRE Digest365, and the results approved by the Building Control Surveyor before development is commenced. The soakaway must be constructed either as a brick or concrete -lined perforated chamber with access for maintenance or, alternatively, by use of one of the modular systems comprising cellular tanks and incorporating silt traps. Design and construction of all types of soakaway will be subject to the approval of the Building Control Surveyor.

7. Access drives, parking, and turning areas, should be constructed in a pervious paving system, with or without attenuation storage, depending on ground strata permeability.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date:- 6 March 2008